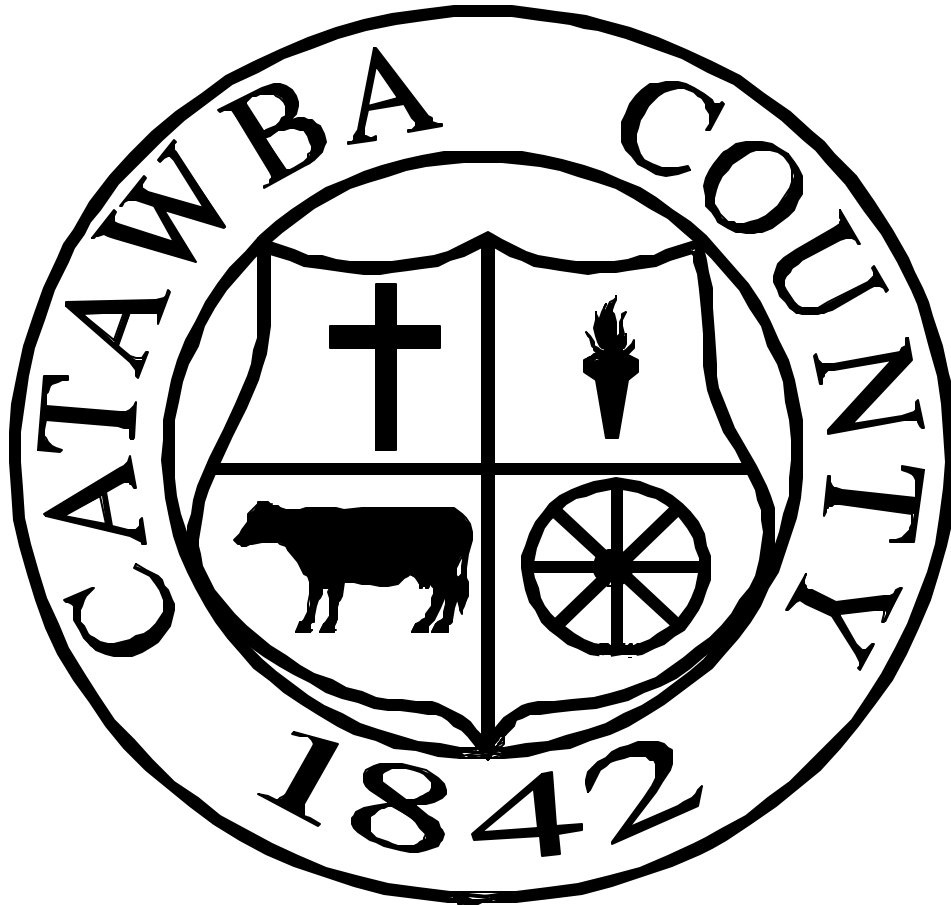


**Chapter 44 - ZONING\***  
**Article VI, Sec. 44-181**



**DOUBLEWIDE/MULTI-SECTIONED  
(CLASS A) MANUFACTURED  
HOMES\***

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**\*Cross references:** Manufactured home parks, ch. 26.

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#### **Sec. 44-181. Manufactured housing appearance criteria.**

All doublewide and multi-sectioned (class A) manufactured homes in R-2 and R-3 residential districts shall meet the following appearance criteria:

- (1) *Length-width ratio.* The main portion of the building shall have a length not exceeding four times the building width.
- (2) *Roof construction and pitch.* The pitch of the main roof of the building shall have a minimum rise of 2 1/2 feet for each 12 feet of horizontal run. The roof shall be finished with a type of shingle that is commonly used in standard residential construction.
- (3) *Exterior finish.* The exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- (4) *Placement of homes.* All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site. On corner lots the side with the greatest road frontage shall be considered the front. On culs-de-sac the home shall be sited with the front of the home being parallel to the street access.
- (5) *Underskirting and permanent steps.* Underskirting and permanent steps shall be provided as follows:
  - a. All doublewide and multisectioned manufactured homes in the R-2 and R-3 residential districts shall be permanently placed on a brick, concrete block or other masonry foundation. The foundation shall be continuous and unpierced except for ventilation as required by the state regulations for manufactured/mobile homes.
  - b. All doublewide and multisectioned manufactured homes which are placed on rental lots in an R-2 residential district shall have the entire perimeter of each home enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the state regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning shall include but not be limited to the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturers' specifications.
  - c. All doublewide and multisectioned manufactured homes shall have either a deck or porch with steps. This structure shall be located in

front of the home. The minimum square footage shall measure at least 36 square feet. If the homeowner chooses to construct the deck or porch larger than 36 square feet, it must meet volume VII of the state residential building code. The foundation shall be constructed of materials compatible with the masonry underpinning on the outer perimeter of the foundation. All steps, decks, porches, entrances shall be installed and constructed in accordance with the standards set by the state regulations for manufactured/mobile homes or, when applicable, volume VII of the state residential building code.

- (6) *Chassis and tongue removal.* The towing tongue shall be removed upon final placement of the unit, underskirted or screened with shrubbery. Such shrubbery shall be of a height to ensure a total visual barrier of the towing apparatus and maintained so as to continue their effectiveness.

(Code 1995, § 515.075)

#### **Sec. 44-183. Temporary manufactured homes.**

The zoning administrator may issue a zoning compliance permit for a temporary manufactured home if the following conditions are met:

- (1) The manufactured home shall be located a minimum of 30 feet from the principal structure.
- (2) The manufactured home shall only be occupied by the following:
  - a. Relatives to the second degree of kinship (sons, daughters, mothers, fathers, brothers, sisters, grandparents) of the residents of the principal dwelling on the lot;
  - b. The sick, disabled or elderly; or
  - c. A holder of a building permit for a principal structure on the same lot to be occupied, for not longer than one year during construction of the principal structure.
- (3) If the manufactured home is occupied by relatives, as provided in subsection (2)a of this section, the permit shall be valid for one year and may be renewed for a maximum of three additional one-year periods.
- (4) If the manufactured home is occupied by the sick, disabled, or elderly, as provided in subsection (2)b of this section, the permit shall be valid for as long as the personal condition exists.
- (5) The manufactured home shall have access to potable water and a sewage disposal system approved by the county health department.
- (6) The manufactured home shall not be located in any required yard.

(Code 1995, § 515.077)